



THE
A-TEAM

**RE/MAX
FIRST**

4212 1A Street, Calgary T2S 1R8

MLS® #: **A2172074**

Area: **Parkhill**

Listing Date: **10/09/24**

List Price: **\$650,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

992

Year Built:

1962

Low Sqft:

Ttl Sqft:

992

Lot Information

Lot Sz Ar:

4,520 sqft

Lot Shape:

DOM

43

Layout

Beds:

3 (2 1)

Baths:

2.0 (2 0)

Style:

Bungalow, Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Lane, Back Yard, Rectangular Lot
Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Hardwood, Linoleum, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**
Int Feat: **Built-in Features**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`3" x 10`3"
Living Room	Main	17`0" x 15`3"
Laundry	Basement	12`3" x 10`6"
Bedroom - Primary	Main	14`10" x 10`2"
Bedroom	Basement	18`3" x 12`1"
4pc Bathroom	Basement	9`4" x 7`2"

Room	Level	Dimensions
Dining Room	Main	8`6" x 6`5"
Family Room	Main	17`2" x 14`2"
Furnace/Utility Room	Basement	12`9" x 3`5"
Bedroom	Main	14`8" x 8`8"
4pc Bathroom	Main	10`4" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

58JK

Zoning:
R-CG

Remarks

Pub Rmks:

Excellent first time buyer or investor opportunity!! This is a very well cared for, updated 1/2 duplex with almost 1000 square feet on the main floor + with 2 bedrooms on the main floor + an additional 3rd down. Located on a premier street across from the ridge on 1A Street in Parkhill. Hardwood flooring on the main floor, newer carpeting downstairs, renovated bathrooms + kitchen. Really nice backyard with room for outdoor living + with a single detached garage. Walk to schools, the parks, pathway system + easy access to the Ctrain, shopping + downtown. Newly installed high efficiency furnace.

Inclusions:
Property Listed By:

N/A
Real Estate Professionals Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





